AUG 20 '91 14:47 BRA GEN 242813

Doc. #5417
ADOPTED 8/21/91

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY RE: FINAL DESIGNATION OF THE KERRY C. CAMPBELL AS REDEVELOPER, APPROVAL OF FINAL WORKING DRAWINGS AND SPECIFICATIONS, AND PROPOSED DISPOSITION OF PARCEL R-32, 71 RUSSELL STREET, CHARLESTOWN, CHARLESTOWN URBAN RENEWAL AREA PROJECT NO. MASS. R-55.

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loans and capital grants with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified project; and

WHEREAS,, the Urban Renewal Plan for the Charlestown Urban Renewal Area, Project No. Mass. R-55, (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with federal financing assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion, or national origin; and

WHEREAS, KERRY C. CAMPBELL has expressed an interest and submitted a satisfactory proposal for the development of Parcel R-32 in the Charlestown Urban Renewal Area; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment; and

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That KERRY C. CAMPBELL be, and hereby is, Finally Designated as Redeveloper of Parcel R-32 in the Charlestown Urban Renewal Area.

2. That it is hereby determined that KERRY C. CAMPBELL possess the qualifications and financial resources necessary to acquire and develop the land in accordance with the Urban Renewal Plan for the Project Area.

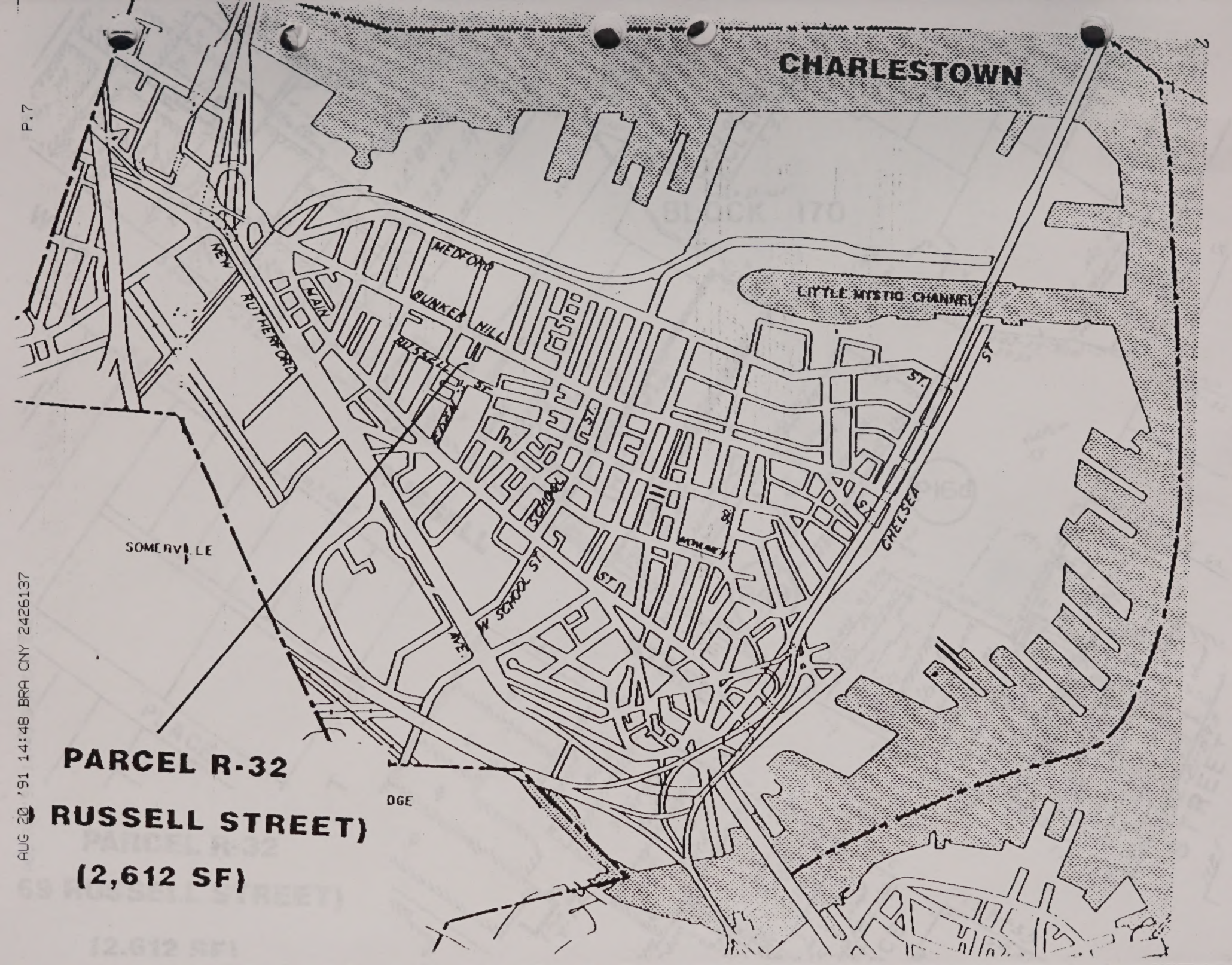
3. That disposition of said Parcel by negotiation is the appropriate method of making the property available for redevelopment.

4. That the Final Working Drawings and Specifications submitted by KERRY C. CAMBPELL for the development of Parcel R-32 conform in all respects to the Urban Renewal Plan for the Project Area, and that said Final Working Drawings and Specifications are be and hereby are approved.

5. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practical feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

6. That the Director is hereby authorized for and on behalf of the Boston Redevelopment Authority to execute and deliver a Land Disposition Agreement and Deed conveying Parcel R-32 to said KERRY C. CAMPBELL and to execute additional documents as may be necessary to effectuate the development of the property/said documents to be in the Authority's usual form.

7. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).



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BLOCK 170
RUSSELL
STREET
PLACE
BUNKER
CLARKEN
HARRISON PL.
R32
R49
P16d
X15
S53-10-26E
241.940
209.067
194.081
S58-02-28E
112.97
S58-02-28E 115.577
S60-24-58E
53.971
S60-24-58E
127.159
N83-29-07W
39.30
136.740
N37-02-10E
N35-09-30E
N32-56-24E 108.830
N37-33-14W
32.653
N41-24-38W 51.853
N32-56-24E 49.974
S60-24-58E 54.796
N60-38-03W
129.433
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PARCEL R-32
69 RUSSELL STREET)
(2,612 SF)

Charlestown Cooperative Bank

201 MAIN STREET
CHARLESTOWN, MASS 02129
TEL. (617) 242-0380

August 16, 1991

Kerry Campbell
34 Mead Street
Charlestown, MA 02129

Dear Ms. Campbell:

We are pleased to advise you that the Board of Directors has approved your application for a mortgage loan on property located at: 71 Russell Street, Charlestown.

Loan terms are as follows:	Rate: 12.50% (A.P.R.: 14.10%)
TYPE OF MORTGAGE:	Construction loan, 5 months, 1 point
LOAN AMOUNT:	$100,000
PAYMENTS:	Payable monthly for interest only on amount disbursed, payable on the first of each month.
PROPERTY INSURANCE:	Fire and extended coverage insurance in an amount not less than the amount of the mortgage must be carried by the borrower. The bank does not sell such insurance. It may be obtained from any company or agent reasonably, acceptable to the bank.
PLOT PLAN: (as built)	Yes.
ACCEPTANCE:	Signed acceptance copy of this letter must be returned to the bank before 8/24/91.
COMMITMENT:	This commitment will expire 9/30/91.
OTHER TERMS AND CONDITIONS:	1. Contingent on borrower being approved as the final designated developer of 71 Russell St. by the Boston Redevelopment Authority, as well as borrower being the grantee of a deed and Land Disposition Agreement from B.R.A.

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OTHER TERMS AND CONDITIONS: (Continued)

2. At return of commitment letter, borrower shall provide the following:
   a. Verification of account(s) in borrower's name of funds totalling approximately $85,000 (land cost and construction and closing costs less mortgage).
   b. Borrower to pay the required one point ($1000) which will be credited by bank for costs of attorney in preparation for closing and accounted for at closing.
3. Borrowers to open account(s) in Charlestown Cooperative Bank into which all construction disbursements are made by Charlestown Cooperative Bank, following site visit and approval by Charlestown Cooperative Bank.
4. Prior to closing, Borrowers shall provide for Charlestown Cooperative Bank approval a construction schedule including a budgeted amount per line item, and schedule time milestones and completion date.
5. Completion date should be interpreted as the date of the Certificate of Occupancy granted by City of Boston.
6. Borrowers to obtain "Builders Risk" hazard insurance with Charlestown Cooperative Bank as loss payee in an amount equal to mortgage or replacement cost.
7. Borrower to pay lender $100 per construction site inspection, each fee to be debited to borrower's account.
8. Borrowers to provide continuing evidence of contractors builder's license with City of Boston and Commonwealth of Mass, also City of Boston permit for erection of two family house; also worker's compensation insurance and liability insurance.

- -

Project 74 Russell Street
Developer Gerry Weinstein

Date Aug 16, 1991
Tel.#/Contact Person 1353-4511 / 242-1249

RESIDENTIAL ~~CONDOMINIUM~~ DEVELOPMENT PRO FORMA
(Estimates in 1991 Dollars)
(Provide phased information where necessary)

TOTAL HARD COSTS		$171,000
2 Residential ~~Condominium~~ Units ($ ____/GSF)	$170,000	
Unit Finishes ($ ____/NSF)		
~~Condominium~~ Parking ($ ____/GSF)		
(# of spaces)		
Site Costs ($ ____/GSF)	1000	
Premium Costs ($ ____/GSF)		
Other (specify)		
TOTAL SOFT COSTS		$14,000
Architect/Engineering	6,100	
Marketing/Brokerage/Advertising		
Developer's Fee	$	
Legal		
Permits & Fees (specify)		
Construction Period Costs	1200	
Construction Loan Interest		
(5 mos. @ 12.5 % with		
average balance of		
$ 100,000)	5,200	
Financing Fees	1,000	
Real Estate Taxes and Linkage		
during Construction (5 mos.)	500	
Sales Period Costs	$ N/A	
Loan Interest		
(____ mos. @ ____% with		
average balance of		
$_____)		
Sale Period Real Estate Taxes		
(____ mos.)		
Sale Period Operating Expenses		
Other (specify)		
Other Related Costs (specify)	$	
CONTINGENCY (____% of $_____)	$	
TOTAL ~~CONDOMINIUM~~ residential DEVELOPMENT COSTS		$185,000
Soft Costs as % Hard Costs	8.18	
Soft Costs as % TDC	7.36	

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U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

Form Approved
OMB No. 63R-0567

PART I - REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE [1]

A. REDEVELOPER AND LAND

1. a. Name of Redeveloper: Terry L. Campbell

b. Address and ZIP Code of Redeveloper: 34 Mead St. Charlestown 02129

c. IRS Number of Redeveloper: 017 58 3323

2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

Boston Redevelopment Authority
(Name of Local Public Agency)

in Mass Project R-55
(Name of Urban Renewal or Redevelopment Project Area)

in the City of Boston, State of Massachusetts,
is described as follows [2]

3. If the Redeveloper is not an individual doing business under his own name, the Redeveloper has the status indicated below and is organized or operating under the laws of N/a:

☐ A corporation.

☐ A nonprofit or charitable institution or corporation.

☐ A partnership known as

☐ A business association or a joint venture known as

☐ A Federal, State, or local government or instrumentality thereof.

☐ Other *(explain)*

4. If the Redeveloper is not an individual or a government agency or instrumentality, give date of organization: N/a

5. Names, addresses, title of position (if any), and nature and extent of the interest of the officers and principal members, shareholders, and investors of the Redeveloper, other than a government agency or instrumentality, are set forth as follows: N/a

---

[1] If space on this form is inadequate for any requested information, it should be furnished on an attached page which is referred to under the appropriate numbered item on the form.

[2] Any convenient means of identifying the land (such as block and lot numbers or street boundaries) is sufficient. A description by metes and bounds or other technical description is acceptable, but not required.

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a. If the Redeveloper is a corporation, the officers, directors or trustees, and each stockholder owning m
than 10% of any class of stock[1].

b. If the Redeveloper is a nonprofit or charitable institution or corporation, the members who constitute t
board of trustees or board of directors or similar governing body.

c. If the Redeveloper is a partnership, each partner, whether a general or limited partner, and either the
percent of interest or a description of the character and extent of interest.

d. If the Redeveloper is a business association or a joint venture, each participant and either the percent
of interest or a description of the character and extent of interest.

e. If the Redeveloper is some other entity, the officers, the members of the governing body, and each pers
having an interest of more than 10%.

NAME, ADDRESS, AND ZIP CODE	POSITION TITLE *(if any)* AND PERCENT OF INTEREST OR DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

6. Name, address, and nature and extent of interest of each person or entity *(not named in response to Item 5)* who has a beneficial interest in any of the shareholders or investors named in response to Item 5 which gives such person or entity more than a computed 10% interest in the Redeveloper *(for example, more than 20% of the stock in a corporation which holds 50% of the stock of the Redeveloper; or more than 50% of the stock in a corporation which holds 20% of the stock of the Redeveloper)*:

NAME, ADDRESS, AND ZIP CODE	DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST
N/a	

7. Names *(if not given above)* of officers and directors or trustees of any corporation or firm listed under Item 5 or Item 6 above:

N/a

B. RESIDENTIAL REDEVELOPMENT OR REHABILITATION

(The Redeveloper is to furnish the following information, but *only* if land is to be redeveloped or rehabilitated in whole or in part for *residential* purposes.)

[1] If a corporation is required to file periodic reports with the Federal Securities and Exchange Commission under Section 13 of the Securities Exchange Act of 1934, so state under this Item 5. In such case, the information referred to in this Item 5 and in Items 6 and 7 is not required to be furnished.

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U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

PART I - REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE *(Continued)*

Form Approved
OMB No. 63R-0666

1. State the Redeveloper's estimates, exclusive of payment for the land, for:

a. Total cost of any residential redevelopment. . . . . $ 185,000
b. Cost per dwelling unit of any residential redevelopment. . . . . $ 92,500
c. Total cost of any residential rehabilitation . . . . . $
d. Cost per dwelling unit of any residential rehabilitation . . . . . $

2. a. State the Redeveloper's estimate of the average monthly rental *(if to be rented)* or average sale price *(if to be sold)* for each type and size of dwelling unit involved in such redevelopment or rehabilitation:

TYPE AND SIZE OF DWELLING UNIT	ESTIMATED AVERAGE MONTHLY RENTAL	ESTIMATED AVERAGE SALE PRICE
21' x 40' = 840 Sq. ft.	$ 800	$ n/a

b. State the utilities and parking facilities, if any, included in the foregoing estimates of rentals:

none

c. State equipment, such as refrigerators, washing machines, air conditioners, if any, included in the foregoing estimates of sales prices: n/a

CERTIFICATION

I (We)[1] Terry L. Campbell

certify that this Redeveloper's Statement for Public Disclosure is true and correct to the best of my (our) knowledge and belief.[2]

Dated: August 16, 1991

Terry L. Campbell
Signature

Public Relations Mgr.
Title

34 Med St. Chels. 02129
Address and Zip Code

Dated: _____

_____
Signature

_____
Title

_____
Address and Zip Code

[1] If the Redeveloper is an individual, this statement should be signed by such individual; if a partnership, by one of the partners; if a corporation or other entity, by one of its chief officers having knowledge of the facts required by this statement.

[2] Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than $10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department of the United States.

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U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

Form Approved
OMB No. 63R-08

PART II - REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY

(For Confidential Official Use of the Local Public Agency and the Department of Housing and Urban Development. Do Not Transmit to HUD Unless Requested or Item 8b is Answered "Yes.")

1. a. Name of Redeveloper: Jerry L. Campbell

   b. Address and ZIP Code of Redeveloper: 64 Mead St., Chsk. 02129

2. The land to which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from Boston Redevelopment Authority
   (Name of Local Public Agency)
   in Mass. Project R-55
   (Name or Urban Renewal or Redevelopment Project Area)
   in the City of Boston, State of Ma,
   is described as follows:

3. Is the Redeveloper a subsidiary of or affiliated with any other corporation or corporations or any other firm or firms? ☐ YES ☑ NO
   If Yes, list each such corporation or firm by name and address, specify its relationship to the Redeveloper, and identify the officers and directors or trustees common to the Redeveloper and such other corporation or firm.

4. a. The financial condition of the Redeveloper, as of August 16, 19 91, is as reflected in the attached financial statement.
   (NOTE: Attach to this statement a certified financial statement showing the assets and the liabilities, *including contingent liabilities*, fully itemized in accordance with accepted accounting standards and based on a proper audit. If the date of the certified financial statement precedes the date of this submission by more than six months, also attach an interim balance sheet not more than 60 days old.)

   b. Name and address of auditor or public accountant who performed the audit on which said financial statement is based:

   N/a

5. If funds for the development of the land are to be obtained from sources other than the Redeveloper's own funds, a statement of the Redeveloper's plan for financing the acquisition and development of the land:

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U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

Form Approved
OMB No. 63R-0...

PART II - REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY (Continued)

6. Sources and amount of cash available to Redeveloper to meet equity requirements of the proposed undertaking:

a. In banks:

NAME, ADDRESS, AND ZIP CODE OF BANK	AMOUNT
Newworld Bank, Bunker Hill Mall, Chasin	$ 18,000
Merrill Lynch, 1 Beacon St., Boston	$32,000
Claire Smith	$35,000

b. By loans from affiliated or associated corporations or firms:

NAME, ADDRESS, AND ZIP CODE OF SOURCE	AMOUNT
Chasin Coop Bank 201 Main St.	$ 100,000

c. By sale of readily salable assets:

DESCRIPTION	MARKET VALUE	MORTGAGES OR LIENS
Truck	$ 10,000	$ N/a

7. Names and addresses of bank references:
Newworld Bank, Bunker Hill Mall, Chasin
Merrill Lynch, 1 Beacon St. Boston
Chasin Coop Bank 201 Main St. Chasin,

8. a. Has the Redeveloper or (if any) the parent corporation, or any subsidiary or affiliated corporation of the Redeveloper or said parent corporation, or any of the Redeveloper's officers or principal members, shareholders or investors, or other interested parties (as listed in the responses to Items 5,6, and 7 of the *Redeveloper's Statement for Public Disclosure* and referred to herein as "principals of the Redeveloper") been adjudged bankrupt, either voluntary or involuntary, within the past 10 years? ☐ YES ☑ NO

If Yes, give date, place, and under what name.

b. Has the Redeveloper or anyone referred to above as "principals of the Redeveloper" been indicted for or convicted of any felony within the past 10 years? ☐ YES ☑ NO

If Yes, give for each case (1) date, (2) charge, (3) place, (4) Court, and (5) action taken. Attach any explanation deemed necessary.

9. a. Undertakings, comparable to the proposed redevelopment work, which have been completed by the Redeveloper or any of the principals of the Redeveloper, including identification and brief description of each project and date of completion: N/a

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PART II - REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY (Continued)

b. If the Redeveloper or any of the principals of the Redeveloper has ever been an employee, in a supervisory capacity, for construction contractor or builder on undertakings comparable to the proposed redevelopment work, name of such employee, name and address of employer, title of position, and brief description of work:

n/a

10. Other federally aided urban renewal projects under Title I of the Housing Act of 1949, as amended, in which the Redeveloper or any of the principals of the Redeveloper is or has been the redeveloper, or a stockholder, officer, director or trustee, or partner of such a redeveloper: n/a

11. If the Redeveloper or a parent corporation, a subsidiary, an affiliate, or a principal of the Redeveloper is to participate in the development of the land as a construction contractor or builder:

a. Name and address of such contractor or builder: n/a

b. Has such contractor or builder within the last 10 years ever failed to qualify as a responsible bidder, refused to enter into a contract after an award has been made, or failed to complete a construction or development contract?
If Yes, explain: ☐ YES ☒ NO

c. Total amount of construction or development work performed by such contractor or builder during the last three years: $ _____.

General description of such work: n/a

d. Construction contracts or developments now being performed by such contractor or builder:

IDENTIFICATION OF CONTRACT OR DEVELOPMENT	LOCATION	AMOUNT $	DATE TO BE COMPLETED
n/a			

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

Form Approved
OMB No. 63R-086

PART II REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY *(Continued)*

e. Outstanding construction-contract bids of such contractor or builder:

AWARDING AGENCY	AMOUNT $	DATE OPENED
n/a		

12. Brief statement respecting equipment, experience, financial capacity, and other resources available to such contractor or builder for the performance of the work involved in the redevelopment of the land, specifying particularly the qualifications of the personnel, the nature of the equipment, and the general experience of the contractor:

13. a. Does any member of the governing body of the Local Public Agency to which the accompanying bid or proposal is being made or any officer or employee of the Local Public Agency who exercises any functions or responsibilities in connection with the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal?

If Yes, explain.

☐ YES ☑ NO

b. Does any member of the governing body of the locality in which the Urban Renewal Area is situated or any other public official of the locality, who exercises any functions or responsibilities in the review or approval of the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal? ☐ YES ☑ NO

If Yes, explain.

14. Statements and other evidence of the Redeveloper's qualifications and financial responsibility *(other than the financial statement referred to in Item 4a)* are attached hereto and hereby made a part hereof as follows:

CERTIFICATION

I (We)[1] Kerry C. Campbell

certify that this Redeveloper's Statement of Qualifications and Financial Responsibility and the attached evidence of the Redeveloper's qualifications and financial responsibility, including financial statements, are true and correct to the best of my (our) knowledge and belief.[2]

Dated: August 16, 1991

Kerry C. Campbell
Signature

Public Relations Manager
Title

34 Mead St. Lodi
Address and ZIP Code 07644

Dated: _____

_____
Signature

_____
Title

_____
Address and ZIP Code

[1] If the Redeveloper is a corporation, this statement should be signed by the President and Secretary of the corporation; if an individual, by such individual; if a partnership, by one of the partners; if an entity not having a president and secretary, by one of its chief officers having knowledge of the financial status and qualifications of the Redeveloper..

[2] Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than $10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry is a matter within the jurisdiction of any D

DEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY (FORM 2)

1. Name and address of developer: Terry C. Campbell
34 Mud St. Chesh. 02129

2. Is the developer or any other member of the joint venture a subsidiary of or affiliated with any other corporation or corporations or any other firm or firms.

Yes: ____ No: ✓

If yes, explain: ____

3a. The financial condition of the developer, as of 8/16/91 is as reflected in the attached financial statement.

NOTE: Attach to this statement a financial statement FOR EACH GENERAL PARTNER showing the assets and the liabilities, including contingent liabilities, fully itemized in accordance with accepted accounting standards and based on a proper audit. If the date of the financial statement precedes the date of this submission by more than six months, also attach an interim balance sheet not more than 60 days old. These statements will be held in strict confidence.

3b. Name and address of auditor or public accountant who performed audit on which said financial statement is based.

N/a

4. If funds for the development of the project are to be from sources other than the developer's own funds, please state the developer's plan for financing the acquisition and development of the project:

$100,000 Construction Loan
Chesa Coop Bank

5. Sources and amount of cash available to developer to meet up-front costs of the proposed undertaking:

a. In banks:

Name, address, and zip code of bank	Amount
Newton Bank Bunker Hill Mall	$ 15,000
Merill Lynch	$ 32,000
Claire Smith	$ 35,000

b. By loans from affiliated or associated corporations of firms:

Name, address and zip code of source	Amount
None	$

c. By sale of readily salable asset

Description	Market Value	Mortgage or Liens
Stock	$ 10,000	$ n/a

6. Name and addresses of bank references:

Newton Bank, Bunker Hill Mall, Chas'n. 02129

7. Has the developer or (if any) the corporation, or any subsidiary or affiliated corporation of the developer or said parent corporation, or any of the developer's officers or principal members, shareholders or investors, or other interested parties been adjudged bankrupt, either voluntary or involuntary, within the past ten years?

Yes: ____ No: ✓

If yes, give the date, place and under what name.

8a. Undertakings, comparable to the proposed development work, which have been completed by the developer, including identification and brief description of each project and date of completion:

n/a

8b. If the developer or any of the principals of the developer has ever been an employee in a supervisory capacity for a construction contractor or builder or undertaking comparable to the proposed development work, name of such employee, name and address of employer, title of position, and brief description of work:

n/a

9. If the developer or a parent corporation, a subsidiary, an affiliate, or a principal of the developer is to participate in the development of the land as a construction contractor or builder:

a. Name and address of such contractor or builder:

n/a

b. Has such contractor or builder within the last ten years ever failed to qualify as a responsible bidder, refused to enter into a contract after an award has been made, or failed to complete a construction or development contract:

Yes: ____ No: ✓

If yes, explain:

c. Total amount of construction or development work performed by such contractor or builder during the last three years:

$ n/a

General description of such work:

d. Construction contractors or developments now being performed by such contractor or builder:

Identification of Contract or Development and Location	Amount	Date to be Completed
	$ n/a	

e. Outstanding construction contract bids of such contractor or bidder:

n/a

Awarding Agency	Amount	Date Opened
n/a		

10. Brief statement respecting equipment, experience, financial capability, and other resources available to such contractor or builder for the performance of the work involved in the development of the land, specifying particularly the qualifications of the personnel, the nature of the equipment, and the general experience of the contractor:

n/a

11. Statement and other evidence of the developer's qualifications and financial responsibility (other than the financial statement referred to in Item (3) are attached hereto and hereby made a part hereof as follows:

12. If the developer, any employee of the developer or any party holding a financial interest in the development is now a City of Boston employee or has been at any time in the year preceding this date, please list the person(s)'s name, position held, or financial interest in the development entity, City of Boston position, and if not currently employed by the City, the last date of City employment.

N/a

13. List the address(es) of all other properties that the owner(s) or principals of the proposed project owns in the City of Boston:

N/a

CERTIFICATION

I/We, Kerry L. Campbell, certify that this Developer's Statement of Qualifications and Financial Responsibility and the attached evidence of the developers qualifications and financial responsibility, including financial statements, are true and correct to the best of my/our knowledge and belief.

August 16, 1991
Dated

Kerry L. Campbell
Signature

34 Neal St.
Essex, Ma
01929
Address and Zip Code

Dated

Signature

Address and Zip Code

DISCLOSURE STATEMENT

Any person submitting a development proposal to the City of Boston must truthfully complete this statement and submit it prior to being formally designated for any project.

1. Do any of the principals owe the City of Boston any monies for incurred real estate taxes, rents, water and sewer charges or other indebtedness?

   no

2. Are any of the principals employed by the City of Boston? If so, in what capacity. (Please include name of agency or department and position held in that agency or department).

   no

3. Have any of the principals previously owned any real estate? If so, where and what type of property?

   no

4. Were any of the principals ever the owners of any property upon which the City of Boston foreclosed for his/her failure to pay real estate taxes or other indebtedness?

   no

5. Have any of the principals ever been convicted of any arson related crimes currently under indictment for any such crimes?

   no

6. Have any of the principals been convicted of violating any law, code, ordinance regarding conditions of human habitation within the last three (3) years?

   no

SIGNED UNDER THE PAINS AND PENALTIES OF PERJURY THIS 16 Day of August, 1991

SIGNATURE: Kathleen C. Campbell

ADDRESS: 34 Mead St.
Charlestown, MA 02129

§ 40J. Disclosure statements of persons having beneficial interest in real property.

No agreement to rent or to sell real property to or to rent or purchase real property from a public agency, and no renewal or extension of such agreement shall be valid and no payment shall be made to the lessor or seller of such property unless a statement signed under the penalties of perjury, has been filed by the lessor, lessee, seller or purchaser, and in the case of a corporation by a duly authorized officer thereof giving the true names and addresses of all persons who have or will have a direct or indirect beneficial interest in said property with the deputy commissioner of capital planning and operation. The provisions of this section shall not apply to any stockholder of a corporation the stock of which is listed for sale to the general public with the securities and exchange commission, if such stockholder holds less than ten percent of the outstanding stock entitled to vote at the annual meeting of such corporation.

A disclosure statement shall also be made in writing, under penalty of perjury, during the term of a rental agreement in case of any change of interest in such property, as provided for above, within thirty days of such change.

Any official elected to public office in the Commonwealth, or any employee of the division of capital planning and operations disclosing beneficial interest in real property pursuant to this section, shall identify his/her position as part of the disclosure statement. The Deputy Commissioner shall notify the State Ethnics Commission of such names, and shall make copies of any and all disclosure statements received available to the State Ethics Commission upon request.

The Deputy Commissioner shall keep a copy of each disclosure statement received available for public inspection during regular business hours.

Added by St. 1980, c. 579, §12

1980 enactment - St. 1980 c. 579 §12 was approved July 16, 1980, and by §66 made effective July 1, 1981. See also note under §39A of this chapter.

Library References States 89. C.J.S §§ 145.149.150.

DISCLOSURE STATEMENT CONCERNING BENEFICIAL INTEREST REQUIRED BY SECTION 40J OF CHAPTER 7 OF THE GENERAL LAWS

(1) Location: 71 Russell St. Charlestown

(2) Grantor or Lessor: Terry C. Campbell

(3) Grantee or Lessee:

(4) I hereby state, under the penalties of perjury, that the true names and addresses of all persons who have or will have a direct or indirect beneficial interest (including the amount of their beneficial interest accurate to within one-half percent) in the above-listed property are listed below in compliance with the provisions of Section 40J of Chapter 7 (see attached Statute).

NAME AND RESIDENCE OF ALL PERSONS WITH SAID BENEFICIAL INTEREST:

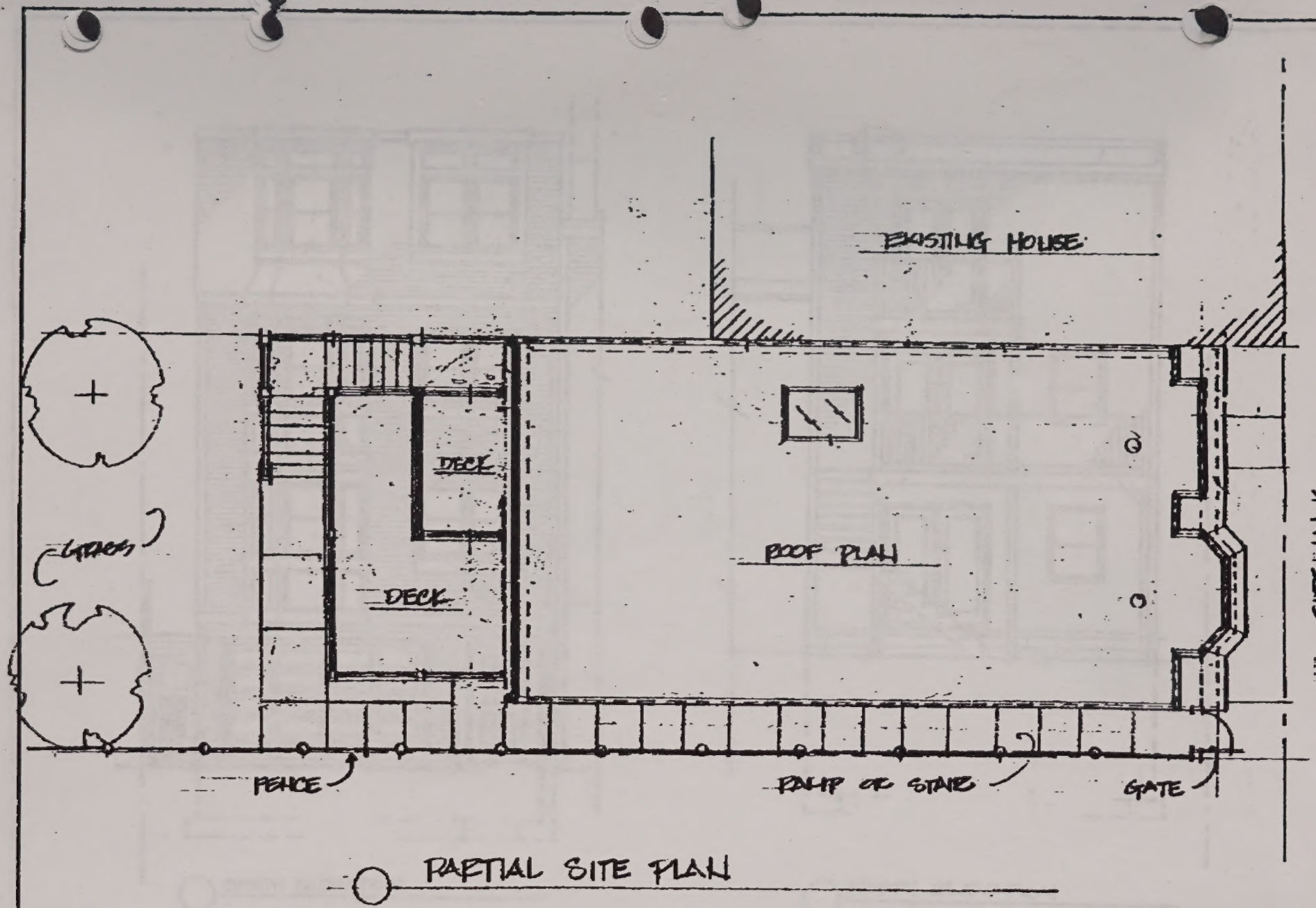
NAME	ADDRESS	PERCENTAGE INTEREST
Terry Campbell	34 Neal St. Clair	100%

(5) The undersigned also acknowledged and states that none of the above-listed individuals is an official elected to public office in the Commonwealth of Massachusetts, nor is an employee of the State Department of Capital Planning and Operations.

SIGNED under the penalties of perjury.

Signature: Terry C. Campbell

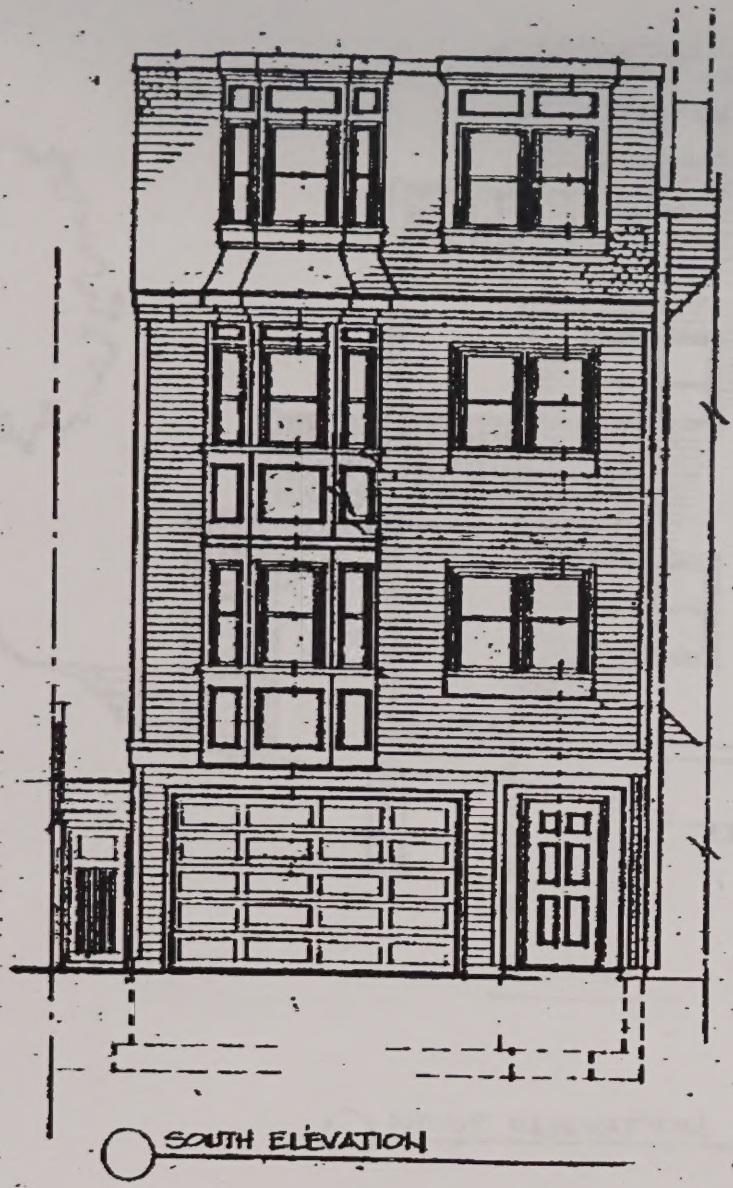
Date: August 16, 1991



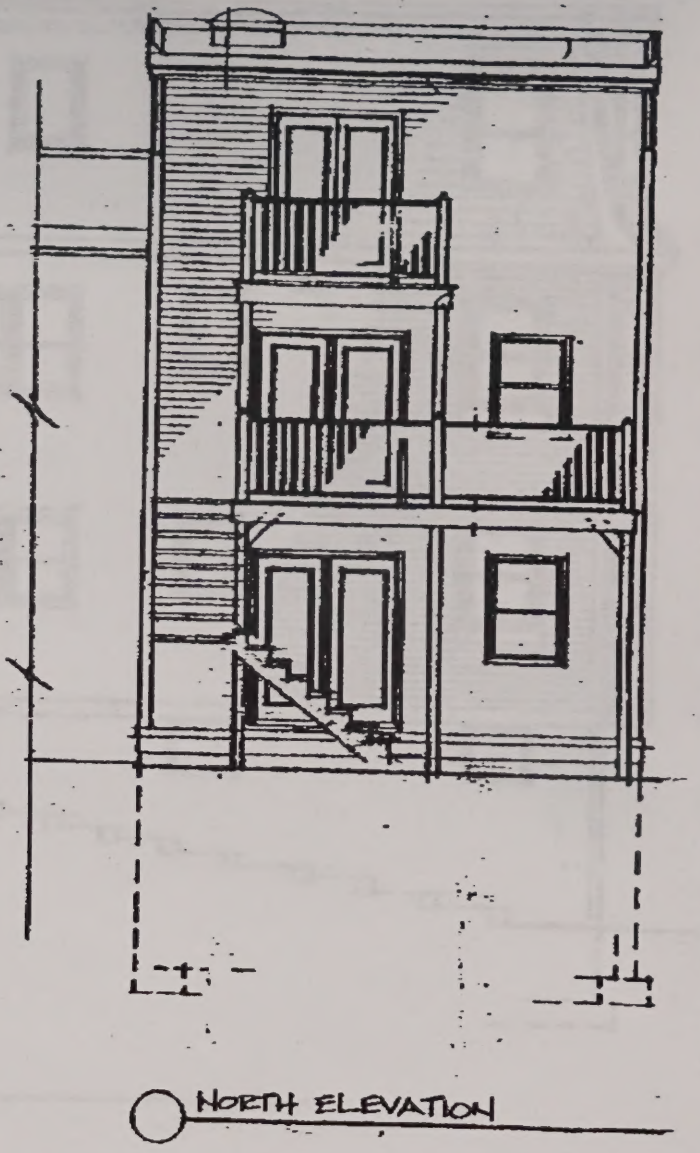
PARTIAL SITE PLAN

NOTE: SEE SITE ENGINEER PLAN FOR FINAL LAYOUT & GRADING

CAMPBELL RESIDENCE Charlestown, Massachusetts SCALE: 1/8" = 1'-0" 11 APR 91



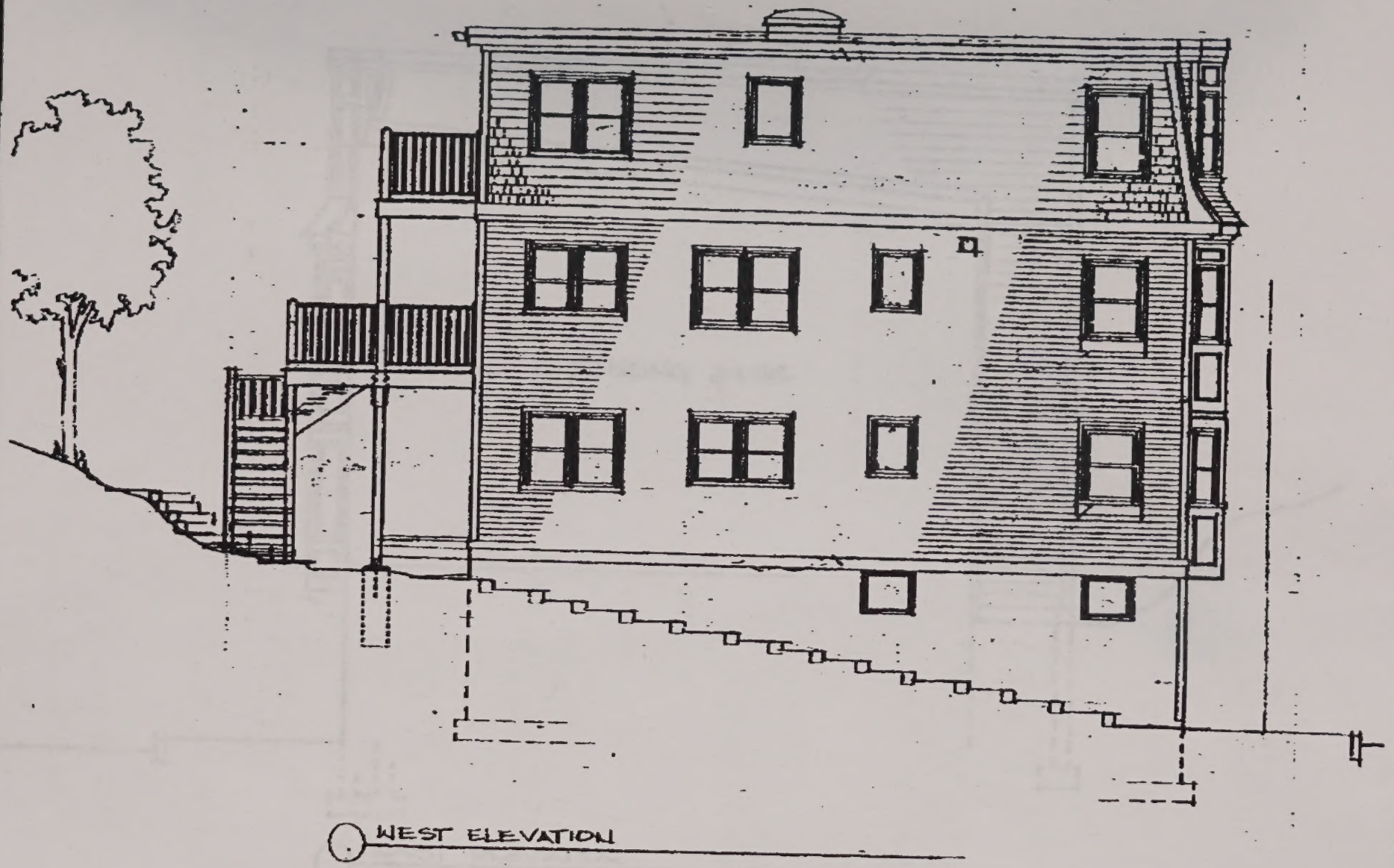
SOUTH ELEVATION



NORTH ELEVATION

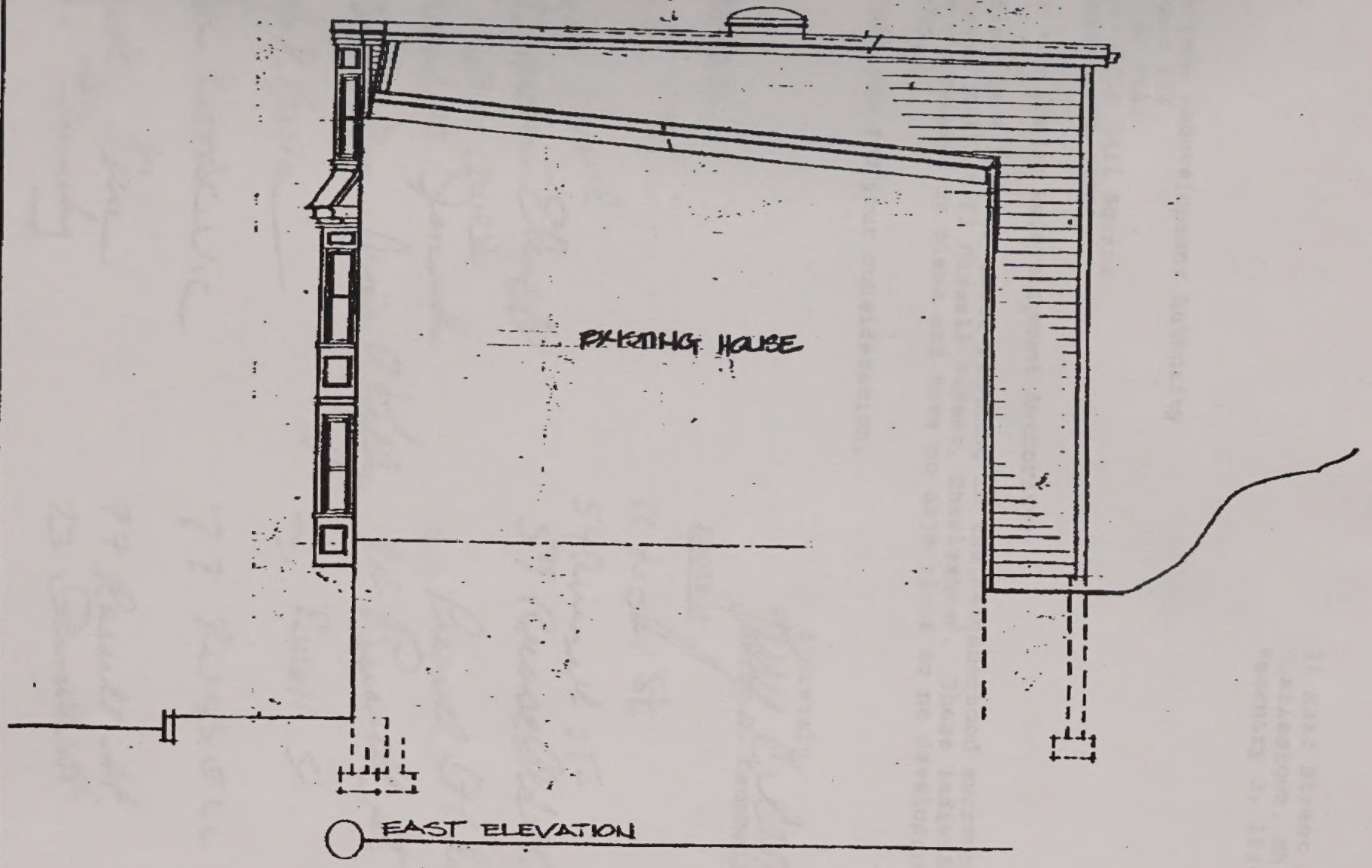
CAMPBELL RESIDENCE Charlestown, Massachusetts

SCALE: 1/8" = 1'-0" 11 APR 91



WEST ELEVATION

CAMPBELL RESIDENCE Charlestown, Massachusetts SCALE: 1/8" = 1'-0" 11 APR 91



CAMPBELL RESIDENCE Charlestown, Massachusetts SCALE: 1/8" = 1'-0" 11 APR 91

34 Mead Street
Charlestown, MA 02129
February 3, 1990

Boston Redevelopment Authority
Room 910
City Hall
One City Hall Square
Boston, MA 02201

To the Boston Redevelopment Authority:

Below is a list of those residing in the neighborhood surrounding Parcel R-32 at 69 Russell Street, Charlestown. These individuals have reviewed my plans and have no objections to me developing this site.

Thank you for your consideration.

Sincerely,

Kerry L. Campbell

SIGNATURE	ADDRESS
[illegible]	66 Russell St.
[illegible]	59 Russell St.
[illegible]	59 Russell St Charlestown
Stephen Elwell	
Marsha E. Desmond	63 Russell St. Charlestown
Mr. & Mrs. James A Kelly	74 Russell St Charlestown
Hugh D. Brown	74 Russell St.
[illegible]	77 RUSSELL ST.
Annette Keen	77 Russell St.
John Dennehy	73 Russell St.

MEMORANDUM

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: PAUL BARRETT, ASSISTANT DIRECTOR
ROBERT RUSH, DEPUTY DIRECTOR
JAMES SULLIVAN, PROJECT MANGER
HARBOR PLANNING AND DEVELOPMENT

SUBJECT: PARCEL R-32, CHARLESTOWN URBAN RENEWAL AREA
MASS. PROJECT R-55, 71 RUSSELL STREET, CHARLESTOWN
FINAL DESIGNATION OF REDEVELOPER

EXECUTIVE SUMMARY: MEMORANDUM REQUESTS FINAL DESIGNATION OF KERRY C. CAMPBELL AS REDEVELOPER OF PARCEL R-32, LOCATED AT 71 RUSSELL STREET IN THE CHARLESTOWN URBAN RENEWAL AREA.

On October 26, 1989 the Boston Redevelopment Authority authorized advertisement of Parcel R-32, a vacant 2,612 square foot parcel of land, located at 71 Russell Street in the Charlestown Urban Renewal Area. The parcel was advertised in The Boston Herald, Charlestown Patriot, and Charlestown Citizen on December 17, 1989, December 21, 1989 and December 27, 1989, respectively. There was only one respondent. On March 15, 1990 Kerry C. Campbell was granted Tentative Designation by the Authority.

Kerry C. Campbell of 34 Mead Street, Charlestown submitted a proposal to redevelop Parcel R-32 as a first-time homeowner, Ms. Campbell proposes to build a two-family townhouse designed by Steven Kosilla, a Boston architect. The general contractor for the project is the Hanssens Company, Inc. of Charlestown. The estimated cost of construction is $185,000 and will be financed by the Charlestown Cooperative Bank.

In compliance with the terms of the Tentative Designation, Kerry C. Campbell has provided the Authority with the following:

- Evidence of Equity Funding
- Evidence of a firm financial commitment of construction and end loan financing from the Charlestown Cooperative Bank, (Attached)
- Public input has been received and an Urban Design Review has been completed and approved by the Authority,

- o A proposed development schedule has been submitted and approved,

- o Letters of community support have been received. (Attached)

Therefore it is recommended that Kerry C. Campbell be granted Final Designation for redevelopment of Parcel R-32, a vacant 2,612 square foot parcel of land located at 71 Russell Street in the Charlestown Urban Renewal Area.

AN APPROPRIATE RESOLUTION IS ATTACHED:

ATTACHMENTS.